

SIERRA HIGHLANDS

19-ZN-2005

PROJECT NARRATIVE

(REVISED: 12.15.2005)

Location

The subject property comprises approximately 30.5 acres at the northwest corner of the Black Mountain Road and 84th Street intersection, just west of the Los Cedros commercial equestrian facilities. The property is currently accessed via 84th Street with asphalt roadway improvements extending to the southwest corner of the property.

The property is surrounded by a combination of recent subdivisions developments and older rural properties. The Cortona community is located immediately Southwest of the subject property, with large vacant lots on the south, west and north edges of the property. The Los Cedros equestrian center is located immediately to the east and operates under a special use permit. The Desert Springs residential community is located northeast of the site and Vista Viento Estates is to the northwest.

General Plan

The subject property is General Plan designated for Rural Neighborhood. This land use designation generally provides for development densities at one dwelling unit per acre or less. The designation also promotes the sensitive development of land, consistent with the objectives of the ESL Ordinance. This application satisfies both the density and the sensitivity objectives set forth by the City General Plan with a request for 0.59 Du/Ac.

Zoning Request

The applicant is requesting the rezoning of approximately 30 acres of a larger 40-acre property currently zoned R1-190 ESL. The applicant has elected not to propose rezoning of the full 40 acres and will maintain the current R1-190 ESL zoning designation on the eastern 10 acres. The applicant is requesting rezoning of the western 30 acres as R1-70 ESL.

The zoning of surrounding properties is a combination of R1-43 to the south, R1-35 to the northeast and R1-190 to the west, north and east (see attached Zoning Context Exhibit). The Los Cedros property, located immediately east of the subject property, is zoned R1-190 but operates as a commercial equestrian facility under a use permit. This permit allows the Los Cedros property to operate with a higher intensity of land use to include horse boarding, training and breeding activities. The applicant believes that the existing surrounding land use and approved zoning, coupled with surrounding neighborhood support of the application, combine to create an appropriate opportunity for rezoning of the property to fit within an established context. Further, the applicant feels that the appropriateness of the R1-70 ESL request is justified as an extension of existing approved densities in the surrounding area, proximity to the intensity of use currently allowed on the Los Cedros property and through the provision of additional open space in addition to the required NAOS area. Enhanced open space setbacks and sensitivity to surrounding uses and on-site natural features, all contribute to reduce visual impacts and perceived density from adjacent properties.

Existing Conditions

The site slopes to the northeast and on-site drainage conveyance is generally confined to the major wash corridor that bisects the property. This wash will be preserved in its natural state and will serve multiple roles as a drainageway, NAOS corridor/amenity and trail corridor for hikers and equestrian users.

Development Plan

The development plan proposes fifteen (15) single-family lots distributed throughout the 30.5 acre site, at an overall density of 0.5 Du/Ac. A single gated access point for the

community has been proposed along Black Mountain Road at a location to match an approved ingress/egress on the south side of the street. The internal local street network has been designed to minimize the impacts on environmental features such as existing wash corridors, and to reduce the total amount of street area within the project. No cuts and fills greater than eight (8) feet related to the internal roadway network are anticipated. On-lot building envelopes have been carefully delineated to promote the preservation of the open desert character of the area and to protect sensitive environmental features such as the identified wash corridors and vegetation areas. Development envelopes will be generally oriented to abut rear yards onto the wash corridors and designated opens space areas. By recognizing these natural amenities, development impacts can be reduced while enhancing the overall aesthetics of the community for future residents and meeting the goals and values of the City of Scottsdale.

The natural area open space designation will be applied to most of the land area within the identified wash corridors, whereby protecting areas of greatest environmental sensitivity and vegetation density. NAOS areas will also be established adjacent to perimeter roadways and property boundaries, to provide buffering for the community and establish connectivity to existing natural areas off-site. In addition, portions of the overall NAOS area will be utilized for storm water retention and will be designed to blend into natural grades and contours. These facilities will also be revegetated with salvaged plant materials to aesthetically integrate into the natural landscape. The determination of the overall NAOS area was calculated by conducting a digital slope analysis of the property and applying the findings within the standards for the upper desert landform category as provided by the City of Scottsdale Zoning Ordinance. Per the requirements of the ESL Ordinance within the Upper Desert landform, the proposed project is required to provide 11.6 acres of NAOS area. The site plan for the project proposes that 15.23 acres, or approximately 50% of the overall site area, be established as NAOS.

The zoning change is being proposed to further enhance the residential land uses that will be developed on the site. To promote the cohesiveness of character with the surrounding residential areas, the zoning change is incorporating appropriate residential densities that transition from R1-43 ESL on the southeast side of the property to the R1-70 ESL to the north and west. This transition is consistent with the existing land use patterns that surround the property. This transition of residential densities achieved by the requested zoning change will further enhance the integration of the proposed development into the surrounding neighborhoods and compliment the existing character of the area. Public outreach completed in association with the proposed project has received the support of the majority of neighboring property owners.

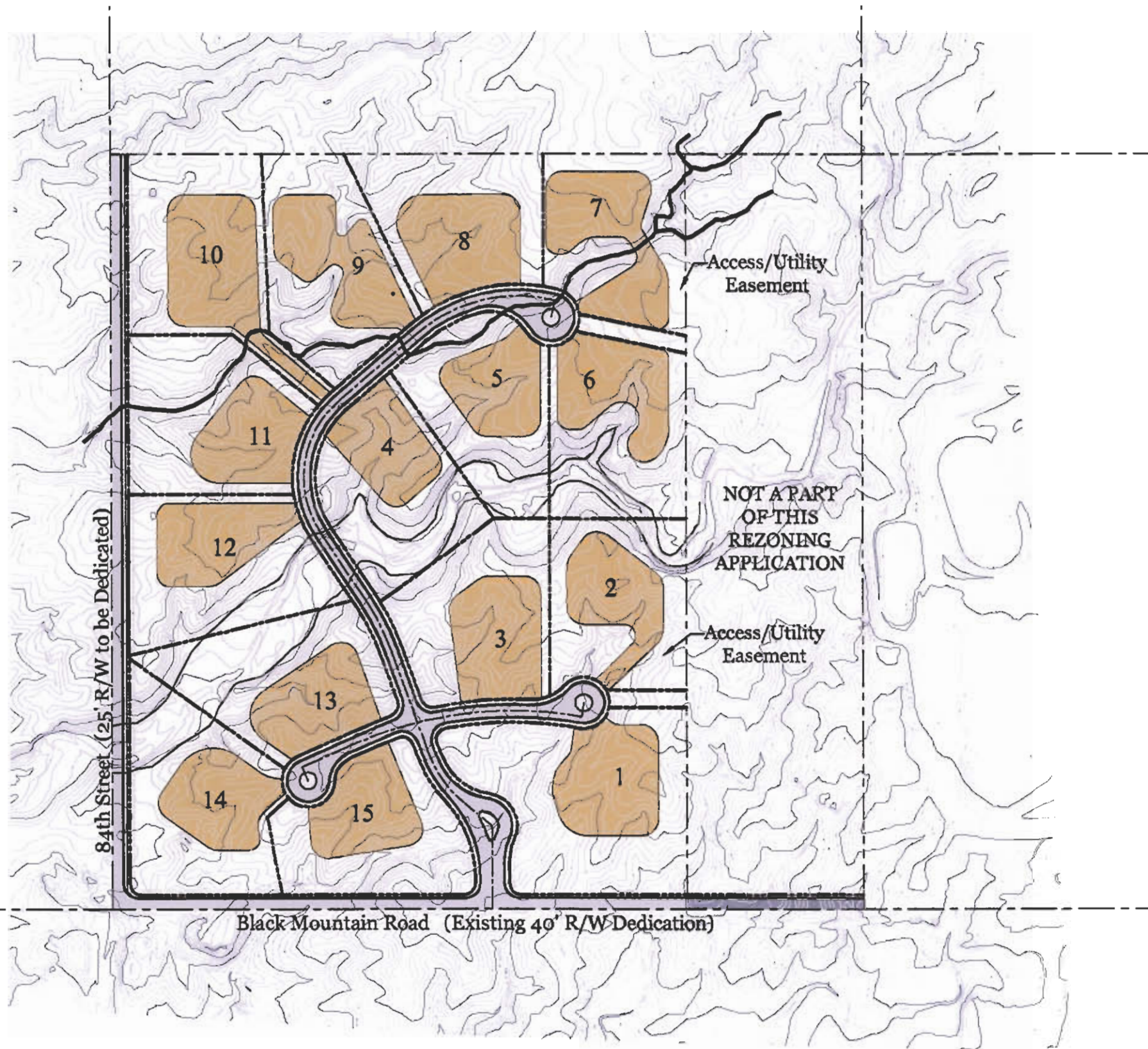
Conclusion

In conclusion, the proposed development will meet the development objectives set forth by the City of Scottsdale with regards to values and goals associated with rural character. These objectives have been prioritized within the proposed Sierra Highlands community by focusing on the importance of appropriate land uses and development densities, maintaining a balance between sensitive development and land preservation, and promoting the semi-rural character of the surrounding area. Furthermore, the applicant has worked diligently with area residents to create and promote a development plan that is conducive to the interests of the area.

The key components for justifying the request are:

1. Neighborhood support
2. Conformance to the General Plan
3. Increased open space (50% of the site).
4. Compatible with zoning context (R1-43/R1-35/commercial equestrian facility) with a lower proposed density of 0.5 DU/AC.

We respectfully request the support and approval of the Sierra Highlands rezoning application.



SITE DATA:

GROSS AREA: 30.5 Acres

NET AREA: 29.0 Acres

PROPOSED # OF LOTS: 15

GROSS DENSITY: 0.50 Du/Ac.

CURRENT ZONING: R1-190 ESL

PROPOSED ZONING:

R1-70 ESL: 30.5 Acres

PROVIDED N.A.O.S. AREA: 15.2 Acres

AMENDED R1-70 ESL SETBACKS:

FRONT: 45' MIN.

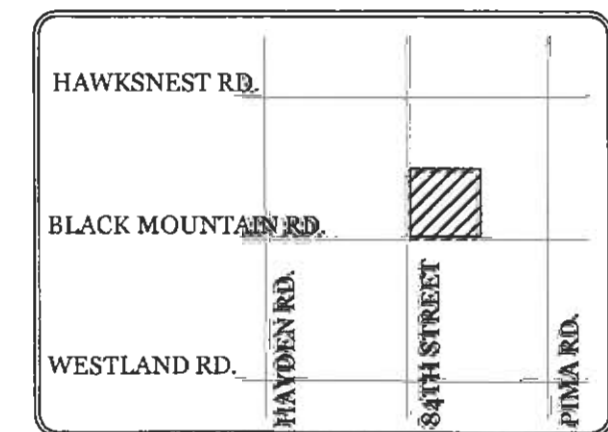
SIDE: 30' MIN.

REAR: 60' MIN.

MIN. LOT AREA: 63,000 (w/ 10% REDUCTION)

MIN. LOT WIDTH: 200' (w/ 20% REDUCTION)

VICINITY MAP (N.T.S.)



SITE PLAN (Revised For Planning Commission 12-08-2005)

SIERRA HIGHLANDS
SCOTTSDALE, ARIZONA

SCALE: (+/-)



NORTH



DATE: 03.08.06
JOB: 0381.1
BY: AMS
REV: 12.08.05